January 16, 2026

RMZ One Paramount Private Limited: Rating assigned

Summary of rating action

Instrument*	Current rated amount (Rs. crore)	Rating action
Long-term – Fund-based – Term Loan	1,825.00	[ICRA]BBB+ (Stable); assigned
Total	1,825.00	

**Instrument details are provided in Annexure I*

Rationale

The assigned rating for RMZ One Paramount Private Limited (ROPPL) factors in the strong promoter profile, wherein a 50% stake is held by the RMZ Group (through Millennia Realtors Private Limited (rated [ICRA]A+ (Stable))) and the remaining 50% is held by the Canada Pension Plan Investment Board (CPPIB), lending strong financial flexibility. The RMZ Group has a strong execution track record in the real estate space and is one of the leading players in the commercial real estate segment, with over 30 million square feet (msf) of development across major cities and healthy occupancy levels for its operational assets. The rating derives comfort from the favourable location of the commercial office project, One Paramount 2 (OP2), at Mt. Poonamalle Road, near Porur, Chennai, which is a well-developed suburb to the West of Chennai. This enhances the project's marketability and is likely to translate into adequate pre-leasing by the scheduled completion date. The rating notes the low funding risk of the project, with the construction finance (CF) debt tie-up in place and a significant portion of the equity (~75%) already infused by the promoters as of December 2025.

The rating is, however, constrained by the company's exposure to execution risk, as the project is at a nascent stage, with less than 10% of the construction cost incurred as of December 2025. Nevertheless, this risk is mitigated by the strong execution track record of the RMZ Group in the timely completion of large-size projects. There has been no pre-leasing as on date, exposing the company to high market risk. The CF loan has a bullet repayment in FY2031. Any delay in project completion or inadequate leasing may adversely impact the company's refinancing ability. However, these risks are mitigated by the sponsors' strong leasing track record and financial flexibility.

The Stable outlook reflects ICRA's expectations that the company will benefit from the favourable location of the project, which enhances its marketability, along with the strong leasing track record of the sponsor, leading to adequate leasing of the project.

Key rating drivers and their description

Credit strengths

Favourable location of the project – The project, OP2, is located at Mt. Poonamalle Road, near Porur, Chennai, which is a well-developed suburb to the West of Chennai. This enhances the project's marketability and is likely to translate into adequate pre-leasing by the scheduled completion date.

Strong promoter profile with established track record in commercial real estate business – The company has a strong promoter profile, wherein a 50% stake is held by the RMZ Group (through MRPL) and the remaining 50% is held by CPPIB, lending strong financial flexibility. The RMZ Group has a strong execution track record in the real estate space and is one of the leading players in the commercial real estate segment, with over 30 msf of development across major cities and healthy occupancy levels for its operational assets.

Low funding risk with majority of equity already infused and debt is tied up – The project has a low funding risk, with the CF debt tie-up in place, and a significant portion of the equity (75%) has already been infused by the promoters as of December 2025.

Credit challenges

Execution risk given nascent stage of construction – The project involves the development of 2.97 msf of leasable office space at Mt. Poonamalle Road, near Porur, Chennai. The approvals required for the commencement of construction are already in place, and construction is likely to be completed by July 2028 (for Phase 1) and March 2029 (for Phase 2). Given the nascent stage of the project, with less than 10% of the construction cost incurred as of December 2025, it is exposed to execution risk. Nevertheless, this risk is mitigated by the strong execution track record of the RMZ Group in the timely completion of large-size projects.

Exposure to market and refinancing risk – There has been no pre-leasing as on date, exposing the company to high market risk. The CF loan has a bullet repayment in FY2031. Any delay in project completion or inadequate leasing may adversely impact the company's refinancing ability. However, these risks are mitigated by the sponsors' leasing track record and strong financial flexibility.

Liquidity position: Adequate

The company's liquidity position is adequate, supported by an undrawn CF loan of Rs. 1,780 crore as of December 2025. Further, 75% of the equity required has been infused into the project. The CF loan has a bullet repayment due in FY2031.

Rating sensitivities

Positive factors – Healthy construction and leasing progress at adequate rental levels, mitigating refinancing risk, could lead to an upgrade in the rating.

Negative factors – Pressure on the rating could emerge if there is a material delay in construction progress or an inability to ramp-up leasing at adequate rental rates, impacting the company's ability to timely refinance the CF loan.

Analytical approach

Analytical approach	Comments
Applicable rating methodologies	Corporate Credit Rating Methodology Realty - Lease Rental Discounting (LRD)
Parent/Group support	Not Applicable
Consolidation/Standalone	Standalone

About the company

RMZ One Paramount Private Limited (ROPPL) (formerly known as W.S.T & D Limited) is a Special Purpose Vehicle (SPV) incorporated in May 2008 to undertake the development and leasing of the commercial project, One Paramount 2 (OP 2) in Chennai, located on Mount Poonamallee Road in Porur. The project will have a total leasable area of 2.97 msf, which will be developed in two phases. Phase 1 of the project will have a total leasable area of 1.18 msf, while Phase 2 will include 1.77 msf of leasable area along with common area of 0.02 msf.

As on March 31, 2025, 50% of ROPPL's share is held by the RMZ Group (through MRPL) and the remaining shares are held by CPPIB.

Key financial indicators (audited)

Not meaningful as it is a project stage company.

Status of non-cooperation with previous CRA: Not applicable

Any other information: None

Rating history for past three years

	Current (FY2026)				Chronology of rating history for the past 3 years					
			FY2026		FY2025		FY2024		FY2023	
Instrument	Type	Amount rated (Rs. crore)	Date	Rating	Date	Rating	Date	Rating	Date	Rating
Term Loan	Long-Term	1,825.00	Jan 16, 2026	[ICRA]BBB+ (Stable)	-	-	-	-	-	-

Complexity level of the rated instruments

Instrument	Complexity indicator
Long-term – Fund-based – Term Loan	Simple

The Complexity Indicator refers to the ease with which the returns associated with the rated instrument could be estimated. It does not indicate the risk related to the timely payments on the instrument, which is rather indicated by the instrument's credit rating. It also does not indicate the complexity associated with analysing an entity's financial, business, industry risks or complexity related to the structural, transactional or legal aspects. Details on the complexity levels of the instruments are available on ICRA's website: Click here

Annexure I: Instrument details

ISIN	Instrument name	Date of issuance	Coupon rate	Maturity	Amount rated (Rs. crore)	Current rating and outlook
NA	**Long-term – Fund-based – Term Loan**	FY2026	-	FY2031	1,825.00	[ICRA]BBB+ (Stable)

Source: Company

Please click here to view details of lender-wise facilities rated by ICRA

Annexure II: List of entities considered for consolidated analysis – Not Applicable

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ABOUT ICRA LIMITED

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Today, ICRA and its subsidiaries together form the ICRA Group of Companies (Group ICRA). ICRA is a Public Limited Company, with its shares listed on the Bombay Stock Exchange and the National Stock Exchange. The international Credit Rating Agency Moody's Investors Service is ICRA's largest shareholder.

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